BILL GARRETT, Davidson County
Trans:T20150068955 DEEDWARR
Recvd: 08/17/15 12:35 3 pgs
Fees:18.00 Taxes:962.00
20150817-0082401

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
James A. Cayton, Jr. &
100 Montchanin Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
FirstBank
318 Seaboard Lane Ste 205
Franklin, TN 37067

MAP/PARCEL 06401001100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Belinda Craig Brewer and, Joel Alan Craig,** has this day bargained and sold, and does hereby transfer and convey unto **James A. Cayton, Jr., an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 5, on the Plan of Brandywine Farms, Section 1, of record in Book 3600, Pages 79 and 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 187.98 feet on the southerly side of Montchanin Road and extends back between lines, 196.8 feet on the easterly side and 305.0 feet on the westerly side, which is the center line of Old Hickory Boulevard, to a line in the rear, measuring 201.8 feet thereon.

Being the same property conveyed to L. H. Craig and wife, Dorothy J. Craig by Warranty deed from William Michael Kennedy and wife, Nancy C. Kennedy of record in Book 6954, page 512, Register's Office for Davidson County, Tennessee, dated August 17, 1986 and recorded on August 20, 1986. The said L. H. Craig died November 25, 2011, leaving Dorothy J. Craig aka Dorothy A. Craig aka Dorothy Ann Craig as surviving spouse. The said Dorothy Ann Craig died May 3, 2014, her will having been probated in Docket No. 2014PR189 in the Probate County for Wilson County, Tennessee, devising the subject property to Belinda Craig Brewer and Joel Alan Craig.

Being the same property conveyed to Belinda C. Brewer, a 1/2 undivided interest and Joel Alan Craig. a 1/2 undivided interest by Executrix's Quitclaim deed from Belinda C. Brewer, Executrix of the Estate of Dorothy A. Craig of record in Instrument No. 20150513-0044006 Register's Office for Davidson County, Tennessee, dated April 28, 2015 and recorded on May 13, 2015.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **100 Montchanin Drive, Old Hickory, Tennessee 37138**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said

GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 3600, page 79 and 80, and restrictions in Book 3816, page 544, Book 3822, Page 851, Instrument 20040805-0094257 and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 14th day of August, 2015.

Belinda Craig Brewer

Belinda Craig Brewer

Joel Alan Craig By Belinda Brewer his Attorney in Fact

Joel Alan Craig by Belinda Brewer, his Attorney In Fact, recorded in Instrument No 20150817-0082400, Registers Office of Davidson County, TN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Belinda Craig Brewer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of August, 2015.

Carolyn M Christoffersen

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/03/2017

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Belinda Brewer,** as attorney-in-fact for **Joel Alan Craig,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within

instrument as the free act and deed of the said **Joel Alan Craig,** the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said **Belinda Brewer** and recorded simultaneously herewith in Instrument Number 20150817-0082400, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office on this the 14th day of August, 2015.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/03/2017

The actual value or consideration, whichever is greater, for this transfer is $260,000.00

AFFIANT

Subscribed and sworn to before me this the 14th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.